ATTN: Formal Demand Under [ORS 90.375 and ORS 90.385]

From: Sierra Vanessa
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To: info@agcampushousing.com
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On: Tuesday, June 23, 2026 at 9:48:32 PM

1 attachment 69 KB

Sierra V Carbary

1840 Onyx Aly Apt B

Eugene OR 97403

Date: Tue, Jun 23, 2026

Initial Recipients - Landlords:

AG Campus Housing / AG Property Management (Management)

Formal Demand Under [ORS 90.375 and ORS 90.385]

To Whom It May Concern:

1. Notice of Facts

This letter serves as formal notice of the following:

- I reside at [1840 Onyx Aly Apt B] from [12/15/2022 - current].
- The City of [Eugene] verified the unit was not certified for occupancy.
- No disclosure of the uncertified status was provided.
- The lease expired in 2024, with no valid renewal or compliant rollover.
- Three improper notices referencing a non-existent lease were issued: July 2025, Aug 2025, Apr 2026.
- The first two improper notices - were also, by definition, "retaliatory".

2. Statutory Basis

Under [ORS 90.375, and ORS 90.385], the following statutory amounts - at minimum - apply when these violations occur.

Both statutes specify that the tenant qualifies for these minimum amounts without needing to file a lawsuit to establish eligibility.

3. Statutory Amounts

Twice monthly amount ($927 × 2) = $1,854

- Applied three times to ORS 90.375 ($1,854 x 3) = $5,562
- Applied two times to ORS 90.385 ($1,854 x 2) = $3,708

Total Statutory Demand :$9,270

4. Demand

I am requesting payment of $9,270 in accordance with the above statutes.

5. Reasonable Accommodation

Please deposit to "Routing": see PDF , "Account": see PDF.

6. Deadline

Please remit payment, or provide a written response, by July 5, 2026.

7. Good-Faith Resolution

I request that this matter be resolved in good faith, consistent with statutory expectations of voluntary compliance upon notice.

8. Next Steps

If I do not receive payment, or a written response, within the stated timeframe, I will consider all remedies available.

Sincerely,

Sierra V Carbary
s13rravan3ssa87@proton.me
458-250-1070
1840 Onyx Aly Apt B